HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2011

New Home Market

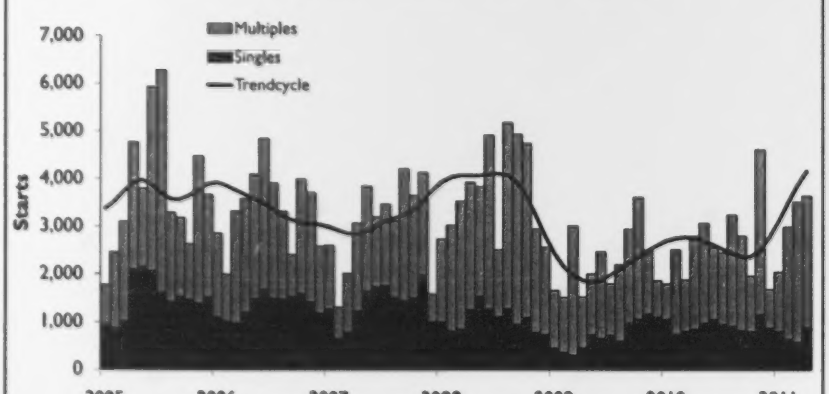
GTA Housing Starts Remain High in April

A total of 3,635 new homes were started in the Greater Toronto Area (GTA) during April, which was 30 per cent higher than last year and nearly two-and-a-half times the level reached during April 2009. About 2,000 condo apartments were started last month, bringing the total for the first four months of the year above 6,000 units, or double the level from the same period last year. Single detached starts have also been generally improving over the past several months, with April construction (900 units) up five per cent from a year earlier. Year-to-date starts for singles, however, are down 16 per cent.

The strength in condominium construction so far in 2011 is making up for some ground lost during the past couple years. The extended low interest rate environment and continued easing in project financing conditions have helped developers begin to bring more product to the market this year.

Figure 1

Greater Toronto Area Housing Starts



Source: CMHC

Table of Contents

1 New Home Market
2 Maps
8 Zone Descriptions
9 Tables

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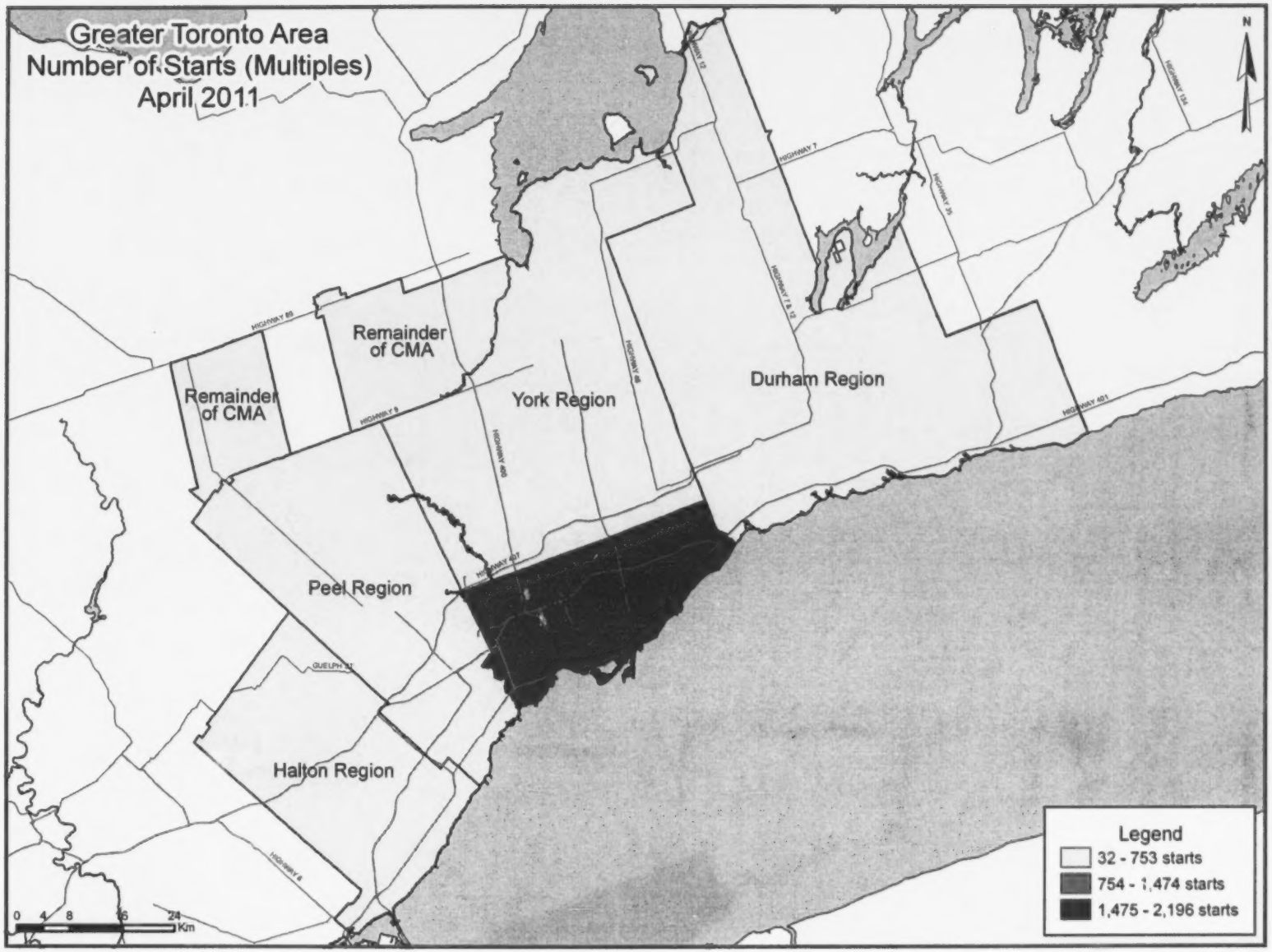
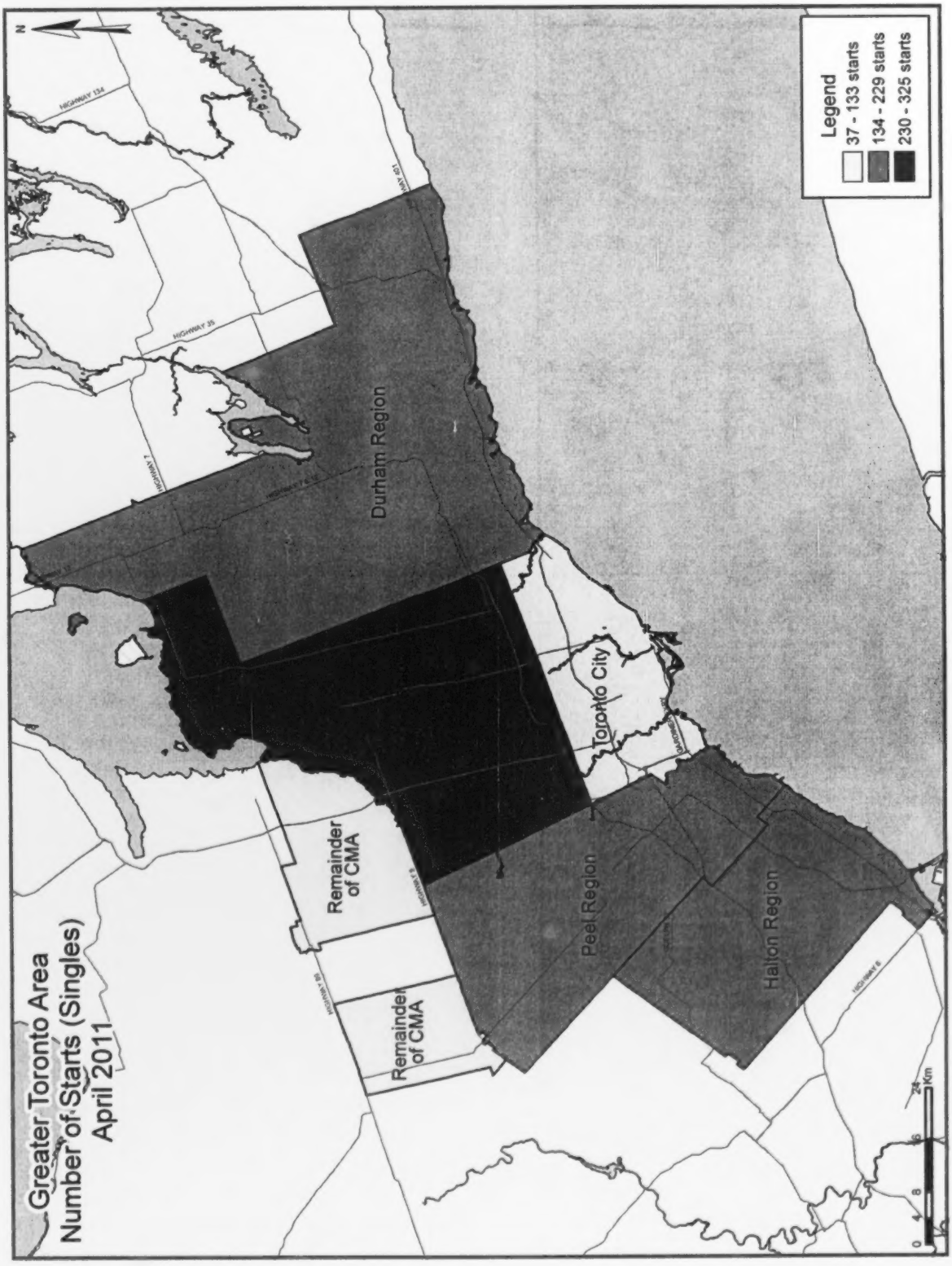
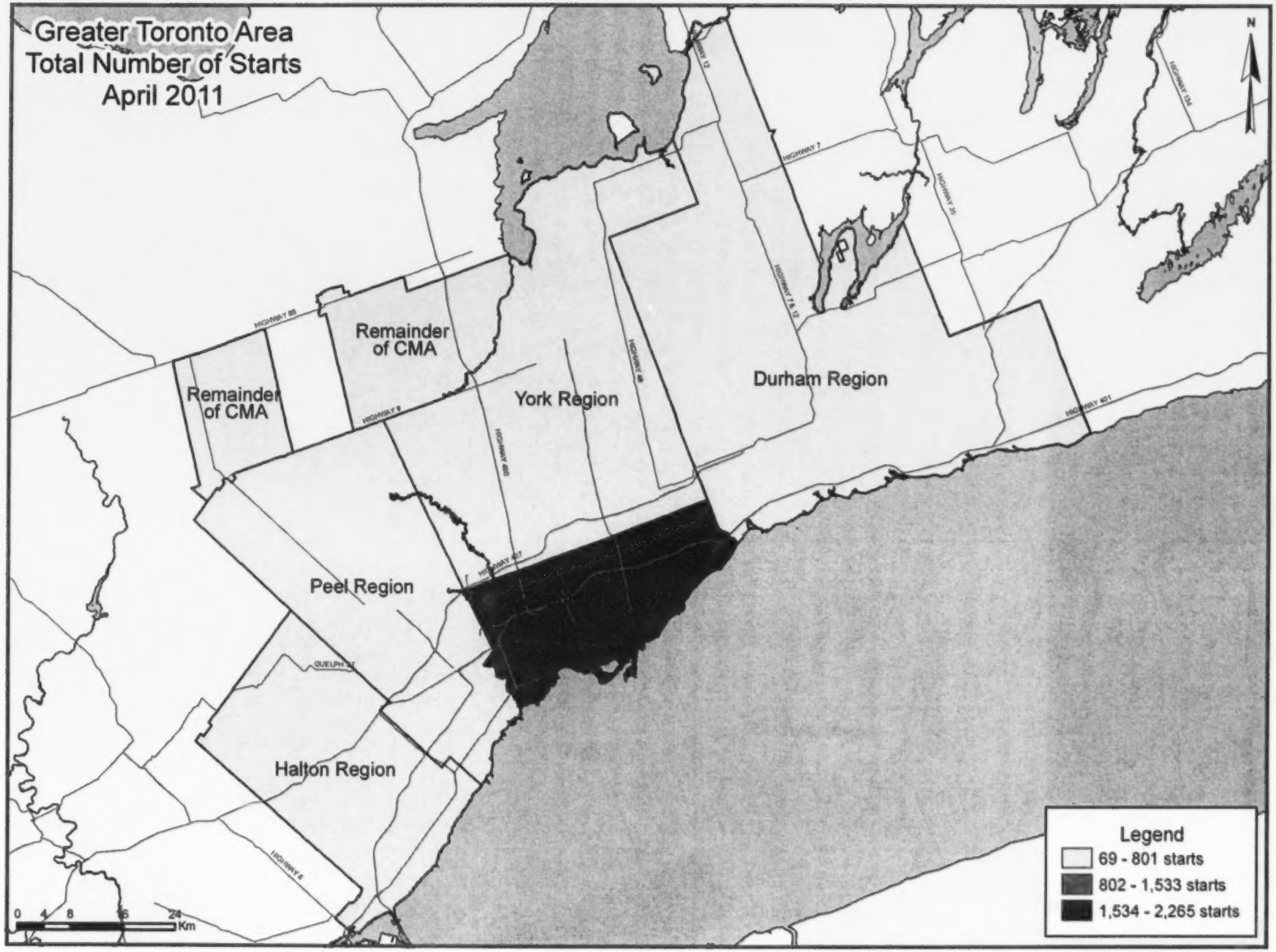
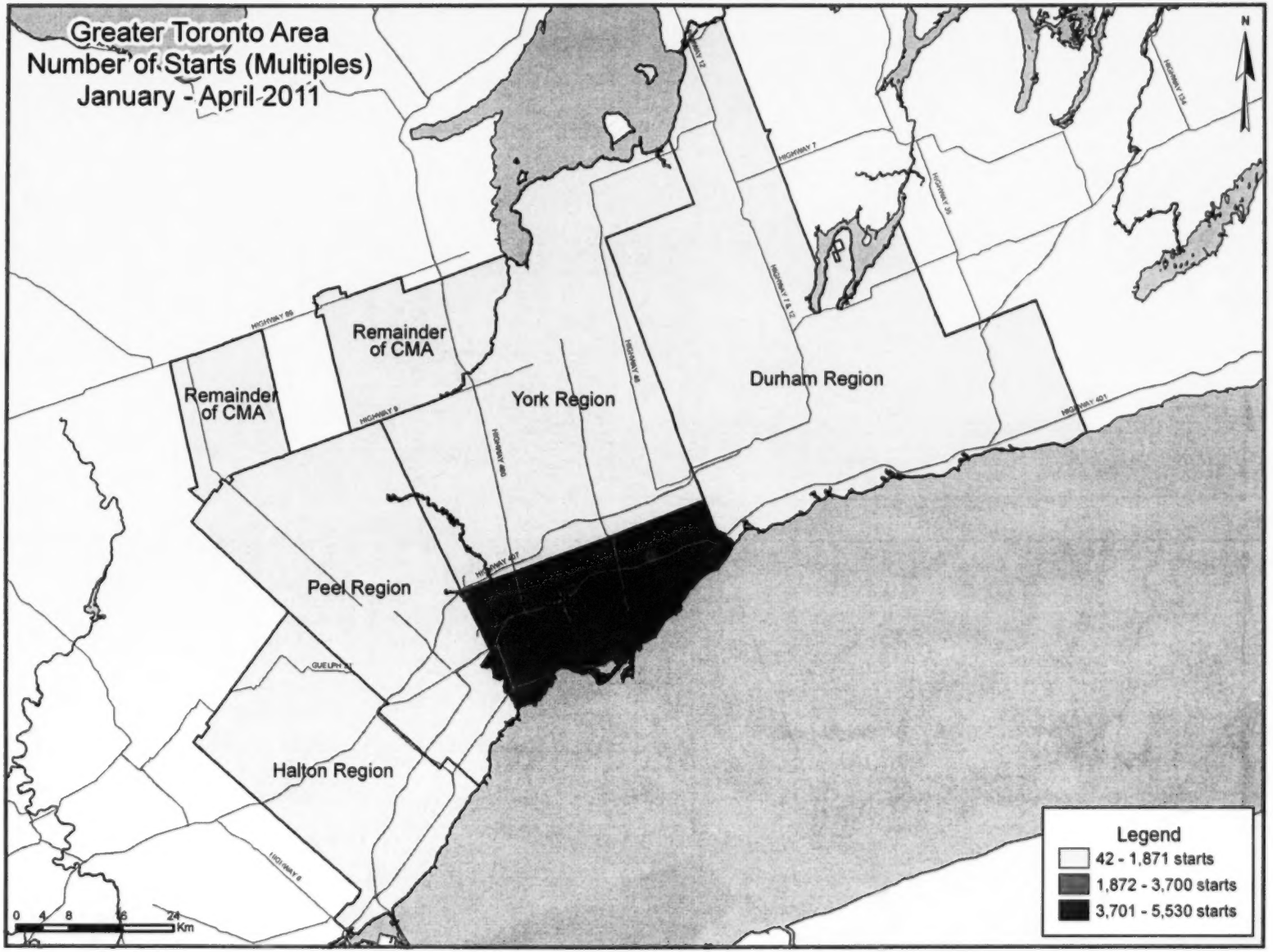
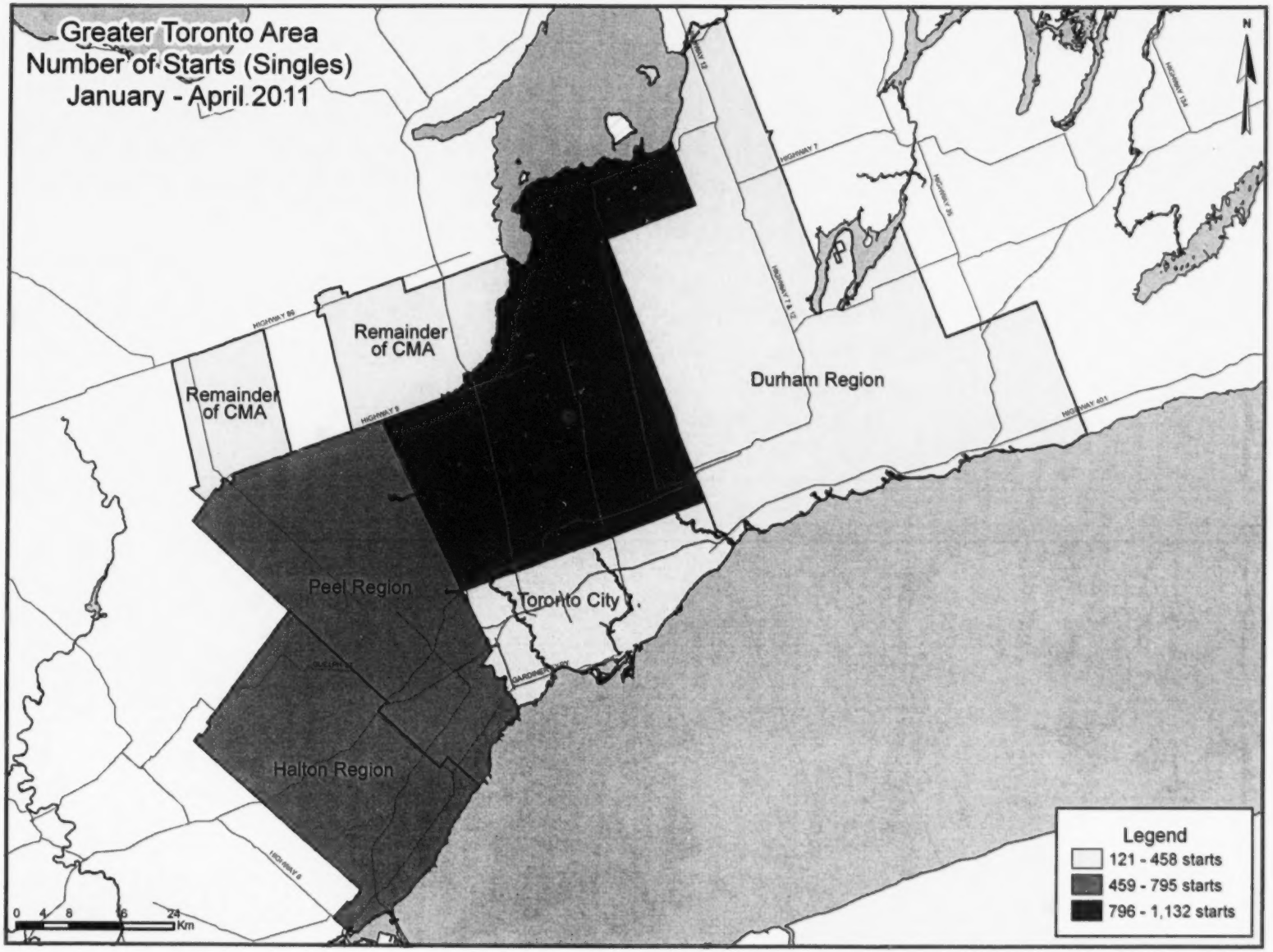
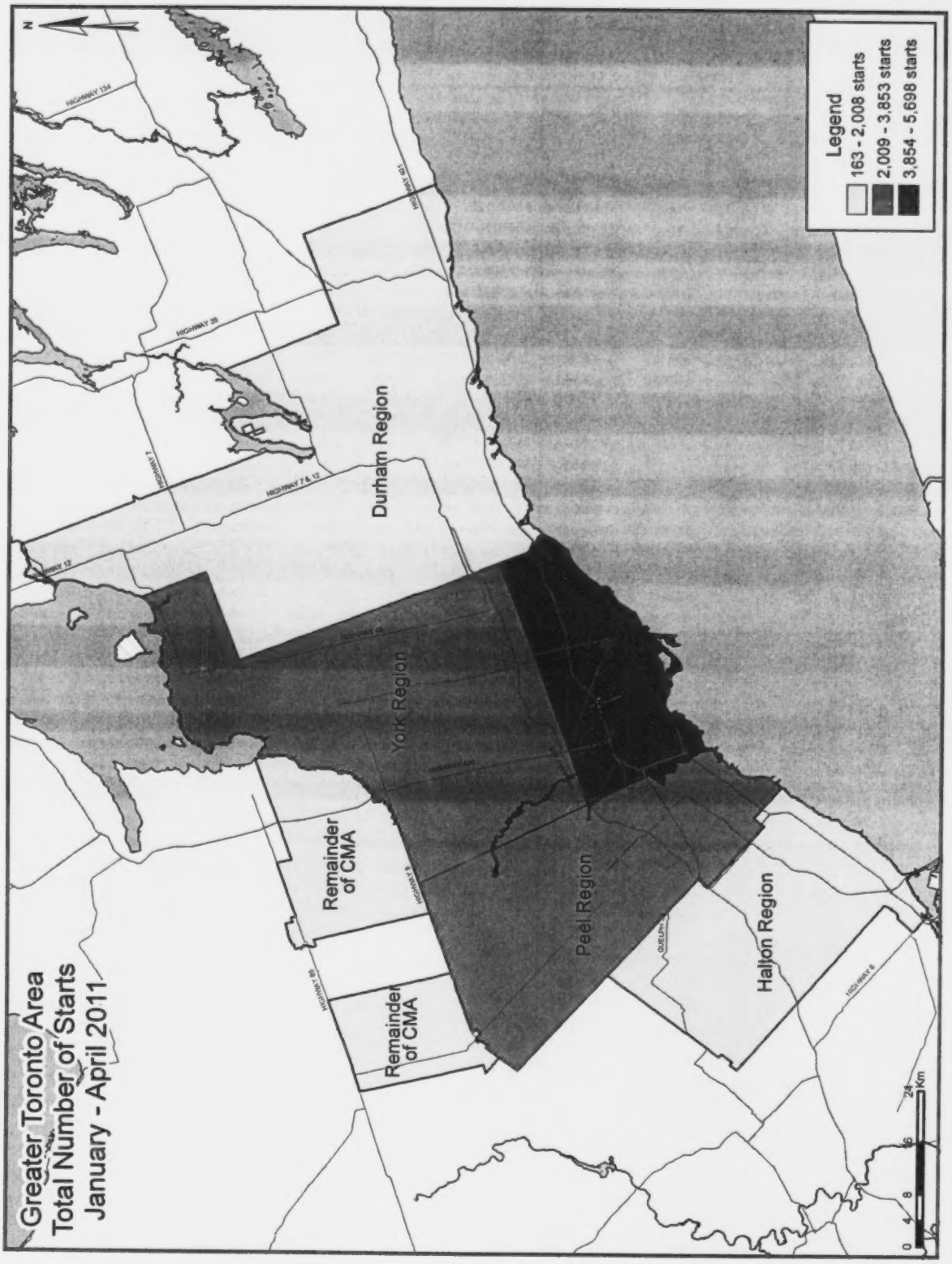

Greater Toronto Area
Number of Starts (Multiples)
April 2011
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
HIGHWAY 7
HIGHWAY 407
HIGHWAY 401
QUELPH ST
0 4 8 16 24 Km
Legend
32 - 753 starts
754 - 1,474 starts
1,475 - 2,196 starts


Greater Toronto Area
Number of Starts (Singles)
April 2011
Legend
37 - 133 starts
134 - 229 starts
230 - 325 starts
Durham Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 400
HIGHWAY 404
HIGHWAY 407
HIGHWAY 427
HIGHWAY 401
HIGHWAY 35
HIGHWAY 7
HIGHWAY 6
HIGHWAY 50
HIGHWAY 27
HIGHWAY 10
HIGHWAY 9
HIGHWAY 400
HIGHWAY 404
HIGHWAY 407
HIGHWAY 427
HIGHWAY 401
HIGHWAY 35
HIGHWAY 7
HIGHWAY 6
HIGHWAY 50
HIGHWAY 27
HIGHWAY 10
HIGHWAY 9
0 4 8 16 24 Km
N


Greater Toronto Area
Total Number of Starts
April 2011
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
HIGHWAY 7
HIGHWAY 404
HIGHWAY 401
HIGHWAY 407
HIGHWAY 48
HIGHWAY 35
HIGHWAY 12
HIGHWAY 9
HIGHWAY 6
GUELPH
N
0 4 8 16 24 Km
Legend
69 - 801 starts
802 - 1,533 starts
1,534 - 2,265 starts


Greater Toronto Area
Number of Starts (Multiples)
January - April 2011
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
HIGHWAY 7
HIGHWAY 48
HIGHWAY 404
HIGHWAY 407
HIGHWAY 401
HIGHWAY 427
HIGHWAY 400
HIGHWAY 35
HIGHWAY 12
HIGHWAY 9
HIGHWAY 6
GUELPH
0 4 8 16 24
Km
Legend
42 - 1,871 starts
1,872 - 3,700 starts
3,701 - 5,530 starts


Greater Toronto Area
Number of Starts (Singles)
January - April 2011
Remainder of CMA
Remainder of CMA
Durham Region
Peel Region
Toronto City
Halton Region
HIGHWAY 7
HIGHWAY 401
HIGHWAY 407
HIGHWAY 427
GARDINER EXPY
HIGHWAY 6
0 4 8 16 24 Km
N
Legend
121 - 458 starts
459 - 795 starts
796 - 1,132 starts


Greater Toronto Area
Total Number of Starts
January - April 2011
Legend
163 - 2,008 starts
2,009 - 3,853 starts
3,854 - 5,698 starts
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 35
HIGHWAY 48
HIGHWAY 404
HIGHWAY 6
0 4 8 16 24 Km
N

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2011	771	216	264	2	22	1,994	0	236	3,505
April 2010	742	224	325	1	88	1,283	0	0	2,663
% Change	3.9	-3.6	-18.8	100.0	-75.0	55.4	n/a	n/a	31.6
Year-to-date 2011	2,674	626	1,393	10	254	6,058	4	863	11,882
Year-to-date 2010	3,115	484	870	8	332	2,800	14	709	8,332
% Change	-14.2	29.3	60.1	25.0	-23.5	116.4	-71.4	21.7	42.6
UNDER CONSTRUCTION									
April 2011	6,887	1,460	3,075	40	1,096	33,278	32	2,929	48,826
April 2010	6,955	1,240	2,780	71	1,014	34,260	22	2,875	49,246
% Change	-1.0	17.7	10.6	-43.7	8.1	-2.9	45.5	1.9	-0.9
COMPLETIONS									
April 2011	555	98	306	2	53	1,015	0	60	2,089
April 2010	732	142	118	2	135	1,067	0	261	2,457
% Change	-24.2	-31.0	159.3	0.0	-60.7	-4.9	n/a	-77.0	-15.0
Year-to-date 2011	2,484	390	946	12	353	4,744	12	594	9,535
Year-to-date 2010	2,677	600	300	24	186	3,414	0	486	7,687
% Change	-7.2	-35.0	**	-50.0	89.8	39.0	n/a	22.2	24.0
COMPLETED & NOT ABSORBED									
April 2011	112	13	45	0	22	370	13	515	1,090
April 2010	421	34	98	7	24	736	23	321	1,664
% Change	-73.4	-61.8	-54.1	-100.0	-8.3	-49.7	-43.5	60.4	-34.5
ABSORBED									
April 2011	567	98	299	2	52	1 035	0	72	2,125
April 2010	722	141	96	2	136	707	0	27	1,831
% Change	-21.5	-30.5	**	0.0	-61.8	46.4	n/a	166.7	16.1
Year-to-date 2011	2,555	400	945	11	349	4,775	12	438	9,485
Year-to-date 2010	2,681	603	340	23	183	2,973	3	79	6,885
% Change	-4.7	-33.7	177.9	-52.2	90.7	60.6	**	**	37.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2011	121	0	0	0	27	0	0	8	156
April 2010	174	0	0	0	0	0	0	8	182
% Change	-30.5	n/a	n/a	n/a	n/a	n/a	n/a	0.0	-14.3
Year-to-date 2011	295	34	0	0	27	0	0	16	372
Year-to-date 2010	502	0	6	0	0	0	0	8	516
% Change	-41.2	n/a	-100.0	n/a	n/a	n/a	n/a	100.0	-27.9
UNDER CONSTRUCTION									
April 2011	819	40	103	0	134	12	0	72	1,180
April 2010	835	2	70	0	90	18	0	50	1,065
% Change	-1.9	**	47.1	n/a	48.9	-33.3	n/a	44.0	10.8
COMPLETIONS									
April 2011	102	2	28	0	14	0	0	2	148
April 2010	99	0	0	0	4	0	0	0	103
% Change	3.0	n/a	n/a	n/a	**	n/a	n/a	n/a	43.7
Year-to-date 2011	301	4	72	0	35	0	0	2	414
Year-to-date 2010	316	2	8	0	16	0	3	0	345
% Change	-4.7	100.0	**	n/a	118.8	n/a	-100.0	n/a	20.0
COMPLETED & NOT ABSORBED									
April 2011	11	0	5	0	3	7	0	0	26
April 2010	13	0	2	0	8	60	0	0	83
% Change	-15.4	n/a	150.0	n/a	-62.5	-88.3	n/a	n/a	-68.7
ABSORBED									
April 2011	97	2	24	0	13	0	0	2	138
April 2010	103	0	3	0	2	0	0	0	108
% Change	-5.8	n/a	**	n/a	**	n/a	n/a	n/a	27.8
Year-to-date 2011	298	4	69	0	35	8	0	2	416
Year-to-date 2010	317	2	13	0	21	1	3	0	357
% Change	-6.0	100.0	**	n/a	66.7	**	-100.0	n/a	16.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2011	900	184	264	0	49	1,994	0	244	3,635
April 2010	859	240	304	0	100	1,283	0	8	2,794
% Change	4.8	-23.3	-13.2	n/a	-51.0	55.4	n/a	**	30.1
Year-to-date 2011	2,939	628	1,393	4	275	6,058	4	879	12,180
Year-to-date 2010	3,496	548	866	2	366	2,982	14	717	8,991
% Change	-15.9	14.6	60.9	100.0	-24.9	103.2	-71.4	22.6	35.5
UNDER CONSTRUCTION									
April 2011	7,654	1,470	3,237	27	1,252	33,782	32	3,001	50,484
April 2010	7,643	1,332	2,779	27	1,175	34,785	22	3,077	50,869
% Change	0.1	10.4	16.5	0.0	6.6	-2.9	45.5	-2.5	-0.8
COMPLETIONS									
April 2011	633	96	346	0	63	1,015	0	62	2,215
April 2010	823	172	118	0	139	1,067	0	261	2,580
% Change	-23.1	-44.2	193.2	n/a	-54.7	-4.9	n/a	-76.2	-14.1
Year-to-date 2011	2,709	398	1,014	0	384	4,744	12	596	9,857
Year-to-date 2010	2,971	636	280	14	211	3,356	3	568	8,039
% Change	-8.8	-37.4	**	-100.0	82.0	41.4	**	4.9	22.6
COMPLETED & NOT ABSORBED									
April 2011	119	15	50	0	28	372	13	573	1,170
April 2010	446	47	105	7	37	783	23	321	1,769
% Change	-73.3	-68.1	-52.4	-100.0	-24.3	-52.5	-43.5	78.5	-33.9
ABSORBED									
April 2011	644	94	335	0	61	1 026	0	198	2,358
April 2010	805	173	98	0	139	707	0	27	1,949
% Change	-20.0	-45.7	**	n/a	-56.1	45.1	n/a	**	21.0
Year-to-date 2011	2,773	406	1,025	0	380	4,784	12	564	9,944
Year-to-date 2010	2,944	626	324	12	213	2,942	6	79	7,146
% Change	-5.8	-35.1	**	-100.0	78.4	62.6	100.0	**	39.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
April 2011	69	110	16	0	0	1,834	0	236	2,265
April 2010	91	16	10	0	10	1,283	0	0	1,410
York Region									
April 2011	325	14	78	0	0	0	0	0	417
April 2010	227	54	76	0	25	0	0	0	382
Peel Region									
April 2011	162	42	32	0	0	0	0	0	236
April 2010	145	134	88	0	18	0	0	0	385
Halton Region									
April 2011	176	14	100	0	8	160	0	0	458
April 2010	136	20	82	0	47	0	0	0	285
Durham Region									
April 2011	168	4	38	0	41	0	0	8	259
April 2010	260	16	48	0	0	0	0	8	332
Toronto CMA									
April 2011	771	216	264	2	22	1,994	0	236	3,505
April 2010	742	224	325	1	88	1,283	0	0	2,663
Oshawa CMA									
April 2011	121	0	0	0	27	0	0	8	156
April 2010	174	0	0	0	0	0	0	8	182
Greater Toronto Area									
April 2011	900	184	264	0	49	1,994	0	244	3,635
April 2010	859	240	304	0	100	1,283	0	8	2,794

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
April 2011	959	220	1,332	0	104	26,551	20	2,765	31,980
April 2010	965	92	580	0	77	26,917	14	2,419	31,093
York Region									
April 2011	2,542	450	585	0	218	1,966	4	84	5,849
April 2010	2,878	486	1,007	1	297	3,202	0	0	7,871
Peel Region									
April 2011	2,309	622	504	27	491	3,603	8	0	7,564
April 2010	1,413	396	420	26	441	3,917	8	426	7,047
Halton Region									
April 2011	797	116	580	0	291	1,415	0	80	3,279
April 2010	1,097	272	377	0	266	731	0	182	2,925
Durham Region									
April 2011	1,047	62	236	0	148	247	0	72	1,812
April 2010	1,290	86	395	0	94	18	0	50	1,933
Toronto CMA									
April 2011	6,887	1,460	3,075	40	1,096	33,278	32	2,929	48,826
April 2010	6,955	1,240	2,780	71	1,014	34,260	22	2,875	49,246
Oshawa CMA									
April 2011	819	40	103	0	134	12	0	72	1,180
April 2010	835	2	70	0	90	18	0	50	1,065
Greater Toronto Area									
April 2011	7,654	1,470	3,237	27	1,252	33,782	32	3,001	50,484
April 2010	7,643	1,332	2,779	27	1,175	34,785	22	3,077	50,869

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
April 2011	68	6	40	0	0	1,015	0	60	1,189
April 2010	41	12	49	0	0	884	0	141	1,127
York Region									
April 2011	261	12	90	0	0	0	0	0	363
April 2010	393	74	6	0	0	0	0	120	593
Peel Region									
April 2011	116	28	59	0	14	0	0	0	217
April 2010	85	50	13	0	94	112	0	0	354
Halton Region									
April 2011	62	38	85	0	35	0	0	0	220
April 2010	164	36	38	0	41	71	0	0	350
Durham Region									
April 2011	126	12	72	0	14	0	0	2	226
April 2010	140	0	12	0	4	0	0	0	156
Toronto CMA									
April 2011	555	98	306	2	53	1,015	0	60	2,089
April 2010	732	142	118	2	135	1,067	0	261	2,457
Oshawa CMA									
April 2011	102	2	28	0	14	0	0	2	148
April 2010	99	0	0	0	4	0	0	0	103
Greater Toronto Area									
April 2011	633	96	346	0	63	1,015	0	62	2,215
April 2010	823	172	118	0	139	1,067	0	261	2,580

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
April 2011	42	8	21	0	12	277	11	318	689
April 2010	62	7	36	0	9	651	11	318	1,094
York Region									
April 2011	17	2	9	0	2	33	2	0	65
April 2010	7	13	13	0	11	31	0	0	75
Peel Region									
April 2011	34	3	5	0	6	55	0	197	300
April 2010	313	14	4	7	4	22	12	3	379
Halton Region									
April 2011	12	2	8	0	4	0	0	58	84
April 2010	46	13	43	0	5	19	0	0	126
Durham Region									
April 2011	14	0	7	0	4	7	0	0	32
April 2010	18	0	9	0	8	60	0	0	95
Toronto CMA									
April 2011	112	13	45	0	22	370	13	515	1,090
April 2010	421	34	98	7	24	736	23	321	1,664
Oshawa CMA									
April 2011	11	0	5	0	3	7	0	0	26
April 2010	13	0	2	0	8	60	0	0	83
Greater Toronto Area									
April 2011	119	15	50	0	28	372	13	573	1,170
April 2010	446	47	105	7	37	783	23	321	1,769

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
April 2011	69	6	41	0	0	1,022	0	72	1,210
April 2010	40	22	44	0	0	522	0	27	655
York Region									
April 2011	268	12	90	0	0	3	0	0	373
April 2010	392	63	6	0	1	1	0	0	463
Peel Region									
April 2011	119	28	57	0	14	1	0	0	219
April 2010	83	50	16	0	94	113	0	0	356
Halton Region									
April 2011	66	36	79	0	34	0	0	124	339
April 2010	147	38	14	0	42	71	0	0	312
Durham Region									
April 2011	122	12	68	0	13	0	0	2	217
April 2010	143	0	18	0	2	0	0	0	163
Toronto CMA									
April 2011	567	98	299	2	52	1,035	0	72	2,125
April 2010	722	141	96	2	136	707	0	27	1,831
Oshawa CMA									
April 2011	97	2	24	0	13	0	0	2	138
April 2010	103	0	3	0	2	0	0	0	108
Greater Toronto Area									
April 2011	644	94	335	0	61	1,026	0	198	2,358
April 2010	805	173	98	0	139	707	0	27	1,949

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062
% Change	-9.6	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.2
2002	25,035	5,342	4,911	27	1,970	9,168	326	1,204	48,032
% Change	31.8	-6.6	26.4	17.4	18.7	-30.2	49.5	58.4	8.0
2001	18,990	5,722	3,884	23	1,659	13,141	218	760	44,483

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	% Change
Toronto City	69	91	110	15	16	20	2,070	1,283	2,265	1,410	60.6
Toronto	15	8	2	0	0	0	1,323	1,004	1,340	1,012	32.4
East York	6	1	0	0	0	0	0	0	6	1	**
Etobicoke	8	13	0	2	0	0	236	186	244	201	21.4
North York	33	50	108	0	11	10	511	93	663	153	**
Scarborough	7	17	0	14	5	10	0	0	12	41	-70.7
York	0	2	0	0	0	0	0	0	0	2	-100.0
York Region	325	227	14	54	78	101	0	0	417	382	9.2
Aurora	3	28	0	6	0	0	0	0	3	34	-91.2
East Gwillimbury	5	7	0	0	6	20	0	0	11	27	-59.3
Georgina Township	17	12	0	0	0	0	0	0	17	12	41.7
King Township	4	0	0	0	0	0	0	0	4	0	n/a
Markham	118	11	4	38	0	0	0	0	122	49	149.0
Newmarket	16	16	0	6	0	0	0	0	16	22	-27.3
Richmond Hill	60	19	0	4	0	0	0	0	60	23	160.9
Vaughan	40	54	0	0	51	56	0	0	91	110	-17.3
Whitchurch-Stouffville	62	80	10	0	21	25	0	0	93	105	-11.4
Peel Region	162	145	42	134	32	106	0	0	236	385	-38.7
Brampton	121	93	42	54	14	52	0	0	177	199	-11.1
Caledon	31	23	0	10	18	0	0	0	49	33	48.5
Mississauga	10	29	0	70	0	54	0	0	10	153	-93.5
Halton Region	176	136	14	20	108	129	160	0	458	285	60.7
Burlington	40	16	0	20	0	12	0	0	40	48	-16.7
Halton Hills	6	10	0	0	0	0	0	0	6	10	-40.0
Milton	71	93	0	0	30	82	160	0	261	175	49.1
Oakville	59	17	14	0	78	35	0	0	151	52	190.4
Durham Region	168	260	4	16	79	48	8	8	259	332	-22.0
Ajax	38	77	4	16	52	48	0	0	94	141	-33.3
Brock	3	0	0	0	0	0	0	0	3	0	n/a
Clarington	43	43	0	0	12	0	0	8	55	51	7.8
Oshawa	44	116	0	0	15	0	8	0	67	116	-42.2
Pickering	4	9	0	0	0	0	0	0	4	9	-55.6
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	2	0	0	0	0	0	0	0	2	0	n/a
Whitby	34	15	0	0	0	0	0	0	34	15	126.7
Remainder of Toronto CMA	37	74	32	4	0	21	0	0	69	99	-30.3
Bradford West Gwillimbury	22	43	26	4	0	18	0	0	48	65	-26.2
Town of Mono	2	7	0	0	0	0	0	0	2	7	-71.4
New Tecumseth	8	9	6	0	0	0	0	0	14	9	55.6
Orangeville	5	15	0	0	0	3	0	0	5	18	-72.2
Toronto CMA	773	743	216	224	286	413	2,230	1,283	3,505	2,663	31.6
Oshawa CMA	121	174	0	0	27	0	8	8	156	182	-14.3
Greater Toronto Area (GTA)	900	859	184	240	313	404	2,238	1,291	3,635	2,794	30.1

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Toronto City	165	261	20	34	64	110	3,446	1,525	3,695	1,930	91.5
Toronto	34	44	6	4	0	29	3,685	1,530	3,725	1,607	131.8
East York	12	11	0	0	0	0	363	0	375	11	**
Etobicoke	16	30	0	10	0	0	236	1,731	252	1,771	-85.8
North York	81	92	110	0	40	37	748	93	979	222	**
Scarborough	25	81	4	20	24	38	314	171	367	310	18.4
York	0	6	0	0	0	6	0	0	0	12	-100.0
York Region	1,132	1,503	226	190	351	350	499	0	2,208	2,043	8.1
Aurora	18	155	0	10	0	0	0	0	18	165	-89.1
East Gwillimbury	27	23	14	0	11	28	0	0	52	51	2.0
Georgina Township	48	33	0	0	0	0	0	0	48	33	45.5
King Township	24	20	0	16	0	0	0	0	24	36	-33.3
Markham	318	32	12	48	7	8	0	0	337	88	**
Newmarket	31	78	0	6	0	0	0	0	31	84	-63.1
Richmond Hill	188	273	4	4	97	120	0	0	289	397	-27.2
Vaughan	254	576	130	48	175	141	499	0	1,058	765	38.3
Whitchurch-Stouffville	224	313	66	58	61	53	0	0	351	424	-17.2
Peel Region	730	983	224	208	274	309	1,279	26	2,457	1,526	139.5
Brampton	658	331	212	104	68	179	49	26	987	640	54.2
Caledon	49	71	6	20	29	17	0	0	84	108	-22.2
Mississauga	23	81	6	84	127	113	1,230	0	1,386	278	**
Halton Region	488	581	20	100	300	308	216	182	1,024	1,171	-12.6
Burlington	79	49	4	78	0	50	0	182	83	359	-76.9
Halton Hills	15	40	2	0	0	23	0	0	17	63	-73.0
Milton	318	457	0	20	131	118	216	0	665	595	11.8
Oakville	76	35	14	2	169	117	0	0	259	154	68.2
Durham Region	425	667	38	20	79	123	251	8	793	818	-3.1
Ajax	91	133	4	20	52	117	0	0	147	270	-45.6
Brock	3	2	0	0	0	0	0	0	3	2	50.0
Clarington	106	146	0	0	12	6	0	8	118	160	-26.3
Oshawa	95	270	34	0	15	0	16	0	160	270	-40.7
Pickering	26	26	0	0	0	0	235	0	261	26	**
Scugog	3	3	0	0	0	0	0	0	3	3	0.0
Uxbridge	7	1	0	0	0	0	0	0	7	1	**
Whitby	94	86	0	0	0	0	0	0	94	86	9.3
Remainder of Toronto CMA	121	181	42	16	0	24	0	0	163	221	-26.2
Bradford West Gwillimbury	84	93	26	4	0	18	0	0	110	115	-4.3
Town of Mono	6	17	0	0	0	0	0	0	6	17	-64.7
New Tecumseth	20	28	16	2	0	0	0	0	36	30	20.0
Orangeville	11	43	0	10	0	6	0	0	11	59	-81.4
Toronto CMA	2,684	3,123	632	490	991	1,168	7,575	3,551	11,882	8,332	42.6
Oshawa CMA	295	502	34	0	27	6	16	8	372	516	-27.9
Greater Toronto Area (GTA)	2,943	3,498	628	552	1,018	1,200	7,591	3,741	12,180	8,991	35.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Toronto City	16	20	0	0	1,834	1,283	236	0
Toronto	0	0	0	0	1,323	1,004	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	186	236	0
North York	11	10	0	0	511	93	0	0
Scarborough	5	10	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	78	101	0	0	0	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	6	20	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	0	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	0	0	0
Vaughan	51	56	0	0	0	0	0	0
Whitchurch-Stouffville	21	25	0	0	0	0	0	0
Peel Region	32	106	0	0	0	0	0	0
Brampton	14	52	0	0	0	0	0	0
Caledon	18	0	0	0	0	0	0	0
Mississauga	0	54	0	0	0	0	0	0
Halton Region	108	129	0	0	160	0	0	0
Burlington	0	12	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	30	82	0	0	160	0	0	0
Oakville	78	35	0	0	0	0	0	0
Durham Region	79	48	0	0	0	0	8	0
Ajax	52	48	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	12	0	0	0	0	0	0	8
Oshawa	15	0	0	0	0	0	8	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	21	0	0	0	0	0	0
Bradford West Gwillimbury	0	18	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	3	0	0	0	0	0	0
Toronto CMA	286	413	0	0	1,994	1,283	236	0
Oshawa CMA	27	0	0	0	0	0	8	0
Greater Toronto Area (GTA)	313	404	0	0	1,994	1,283	244	8

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	64	104	0	2	4,567	2,842	779	583
Toronto	0	29	0	0	3,379	1,501	306	29
East York	0	0	0	0	363	0	0	0
Etobicoke	0	0	0	0	0	1,230	236	501
North York	40	37	0	0	511	93	237	0
Scarborough	24	38	0	0	314	18	0	153
York	0	0	0	6	0	0	0	0
York Region	347	350	4	0	415	0	84	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	11	28	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	7	8	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	97	120	0	0	0	0	0	0
Vaughan	175	141	0	0	415	0	84	0
Whitchurch-Stouffville	57	53	4	0	0	0	0	0
Peel Region	224	301	0	8	1,279	0	0	26
Brampton	68	171	0	8	49	0	0	26
Caledon	29	17	0	0	0	0	0	0
Mississauga	127	113	0	0	1,230	0	0	0
Halton Region	300	308	0	0	216	182	0	0
Burlington	0	50	0	0	0	182	0	0
Halton Hills	0	23	0	0	0	0	0	0
Milton	131	118	0	0	216	0	0	0
Oakville	169	117	0	0	0	0	0	0
Durham Region	79	123	0	0	235	0	16	8
Ajax	52	117	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	12	6	0	0	0	0	0	8
Oshawa	15	0	0	0	0	0	16	0
Pickering	0	0	0	0	235	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	24	0	0	0	0	0	0
Bradford West Gwillimbury	0	18	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	6	0	0	0	0	0	0
Toronto CMA	987	1,154	4	14	6,712	2,842	863	709
Oshawa CMA	27	6	0	0	0	0	16	8
Greater Toronto Area (GTA)	1,014	1,186	4	14	6,712	3,024	879	717

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Toronto City	95	117	1,934	892	236	0	2,265	1,010
Toronto	17	8	1,323	1,004	0	0	1,340	1,012
East York	6	1	0	0	0	0	6	1
Etobicoke	8	15	0	186	236	0	244	201
North York	152	50	511	103	0	0	663	153
Scarborough	12	41	0	0	0	0	12	41
York	0	2	0	0	0	0	0	2
York Region	417	357	0	25	0	0	417	382
Aurora	3	34	0	0	0	0	3	34
East Gwillimbury	11	27	0	0	0	0	11	27
Georgina Township	17	12	0	0	0	0	17	12
King Township	4	0	0	0	0	0	4	0
Markham	122	49	0	0	0	0	122	49
Newmarket	16	22	0	0	0	0	16	22
Richmond Hill	60	23	0	0	0	0	60	23
Vaughan	91	110	0	0	0	0	91	110
Whitchurch-Stouffville	93	80	0	25	0	0	93	105
Peel Region	236	367	0	18	0	0	236	385
Brampton	177	199	0	0	0	0	177	199
Caledon	49	33	0	0	0	0	49	33
Mississauga	10	135	0	18	0	0	10	153
Halton Region	290	238	168	47	0	0	458	285
Burlington	40	36	0	12	0	0	40	48
Halton Hills	6	10	0	0	0	0	6	10
Milton	101	175	160	0	0	0	261	175
Oakville	143	17	8	35	0	0	151	52
Durham Region	210	324	41	0	0	8	259	332
Ajax	80	141	14	0	0	0	94	141
Brock	3	0	0	0	0	0	3	0
Clarington	43	43	12	0	0	8	55	51
Oshawa	44	116	15	0	8	0	67	116
Pickering	4	9	0	0	0	0	4	9
Scugog	0	0	0	0	0	0	0	0
Uxbridge	2	0	0	0	0	0	2	0
Whitby	34	15	0	0	0	0	34	15
Remainder of Toronto CMA	67	98	2	1	0	0	69	99
Bradford West Gwillimbury	48	65	0	0	0	0	48	65
Town of Mono	0	7	2	0	0	0	2	7
New Tecumseth	14	8	0	1	0	0	14	9
Orangeville	5	18	0	0	0	0	5	18
Toronto CMA	1,251	1,291	2,018	1,372	236	0	3,505	2,663
Oshawa CMA	121	174	27	0	8	8	156	182
Greater Toronto Area (GTA)	1,348	1,403	2,043	1,383	244	8	3,635	2,794

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	755	413	4,164	2,831	779	689	5,698	3,933
Toronto	447	119	2,972	1,459	306	29	3,725	1,607
East York	12	11	363	0	0	0	375	11
Etobicoke	16	40	0	1,230	236	501	252	1,771
North York	231	98	511	124	237	0	979	222
Scarborough	49	139	318	18	0	153	367	310
York	0	6	0	0	0	6	0	12
York Region	1,662	1,985	458	58	88	0	2,208	2,043
Aurora	18	165	0	0	0	0	18	165
East Gwillimbury	52	51	0	0	0	0	52	51
Georgina Township	48	33	0	0	0	0	48	33
King Township	24	36	0	0	0	0	24	36
Markham	337	88	0	0	0	0	337	88
Newmarket	31	84	0	0	0	0	31	84
Richmond Hill	246	397	43	0	0	0	289	397
Vaughan	559	756	415	9	84	0	1,058	765
Whitchurch-Stouffville	347	375	0	49	4	0	351	424
Peel Region	1,076	848	1,381	144	0	34	2,457	1,026
Brampton	934	541	53	65	0	34	987	640
Caledon	84	102	0	6	0	0	84	108
Mississauga	58	205	1,328	73	0	0	1,386	278
Halton Region	731	854	293	317	0	0	1,024	1,171
Burlington	83	141	0	218	0	0	83	359
Halton Hills	17	63	0	0	0	0	17	63
Milton	449	595	216	0	0	0	665	595
Oakville	182	55	77	99	0	0	259	154
Durham Region	736	810	41	0	16	8	793	818
Ajax	133	270	14	0	0	0	147	270
Brock	3	2	0	0	0	0	3	2
Clarington	106	152	12	0	0	8	118	160
Oshawa	129	270	15	0	16	0	160	270
Pickering	261	26	0	0	0	0	261	26
Scugog	3	3	0	0	0	0	3	3
Uxbridge	7	1	0	0	0	0	7	1
Whitby	94	86	0	0	0	0	94	86
Remainder of Toronto CMA	151	213	12	8	0	0	163	221
Bradford West Gwillimbury	110	115	0	0	0	0	110	115
Town of Mono	3	16	3	1	0	0	6	17
New Tecumseth	27	23	9	7	0	0	36	30
Orangeville	11	59	0	0	0	0	11	59
Toronto CMA	4,693	4,469	6,322	3,140	867	723	11,882	8,332
Oshawa CMA	329	508	27	0	16	8	372	516
Greater Toronto Area (GTA)	4,960	4,910	6,337	3,350	883	731	12,180	8,991

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	% Change
Toronto City	58	41	6	12	0	49	1,115	1,025	1,189	1,127	5.5
Toronto	9	4	4	0	0	0	869	917	882	921	-4.2
East York	0	0	0	0	0	0	0	0	0	0	n/a
Etobicoke	9	10	2	4	0	4	48	0	59	18	**
North York	38	19	0	6	0	7	0	0	38	32	18.8
Scarborough	10	7	0	2	0	26	198	108	208	143	45.5
York	2	1	0	0	0	12	0	0	2	13	-84.6
York Region	261	393	12	74	90	6	0	120	363	593	-38.8
Aurora	14	21	8	32	0	0	0	0	22	53	-58.5
East Gwillimbury	6	6	0	0	0	6	0	0	6	12	-50.0
Georgina Township	11	4	0	0	0	0	0	0	11	4	175.0
King Township	1	8	0	0	0	0	0	0	1	8	-87.5
Markham	12	53	0	0	71	0	0	120	83	173	-52.0
Newmarket	18	50	0	8	0	0	0	0	18	58	-69.0
Richmond Hill	68	39	0	18	0	0	0	0	68	57	19.3
Vaughan	107	150	0	6	19	0	0	0	126	156	-19.2
Whitchurch-Stouffville	24	62	4	10	0	0	0	0	28	72	-61.1
Peel Region	116	85	28	50	73	107	0	112	217	354	-38.7
Brampton	95	71	16	18	32	0	0	0	143	89	60.7
Caledon	10	3	0	0	5	0	0	0	15	3	**
Mississauga	11	11	12	32	36	107	0	112	59	262	-77.5
Halton Region	62	164	38	36	120	79	0	71	220	350	-37.1
Burlington	22	20	8	36	12	0	0	0	42	56	-25.0
Halton Hills	7	3	0	0	0	4	0	0	7	7	0.0
Milton	17	114	30	0	32	51	0	71	79	236	-66.5
Oakville	16	27	0	0	76	24	0	0	92	51	80.4
Durham Region	126	140	12	0	86	16	2	0	226	156	44.9
Ajax	18	36	10	0	44	12	0	0	72	48	50.0
Brock	0	1	0	0	0	0	0	0	0	1	-100.0
Clarington	38	35	0	0	6	0	0	0	44	35	25.7
Oshawa	32	21	0	0	14	4	2	0	48	25	92.0
Pickering	5	4	0	0	0	0	0	0	5	4	25.0
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	1	0	0	0	0	0	0	0	1	0	n/a
Whitby	32	43	2	0	22	0	0	0	56	43	30.2
Remainder of Toronto CMA	48	31	16	6	0	0	0	0	64	37	73.0
Bradford West Gwillimbury	36	22	12	4	0	0	0	0	48	26	84.6
Town of Mono	7	4	0	0	0	0	0	0	7	4	75.0
New Tecumseth	4	4	4	0	0	0	0	0	8	4	100.0
Orangeville	1	1	0	2	0	0	0	0	1	3	-66.7
Toronto CMA	557	734	102	142	315	253	1,115	1,328	2,089	2,457	-15.0
Oshawa CMA	102	99	2	0	42	4	2	0	148	103	43.7
Greater Toronto Area (GTA)	633	823	96	172	369	257	1,117	1,328	2,215	2,580	-14.1

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Toronto City	277	250	22	112	140	79	3,556	3,712	4,095	4,153	-1.4
Toronto	36	33	12	0	15	0	3,194	2,300	3,257	2,333	39.6
East York	8	10	0	2	0	0	0	198	8	210	-96.2
Etobicoke	33	35	10	[illegible]	0	4	297	127	340	174	95.4
North York	81	108	0	94	16	7	867	479	964	688	40.1
Scarborough	72	62	0	6	109	33	198	108	379	209	81.3
York	3	2	0	2	0	35	0	0	3	39	-92.3
York Region	1,045	1,461	90	272	354	45	208	120	1,697	1,898	-10.6
Aurora	55	49	8	50	0	0	153	0	216	99	118.2
East Gwillimbury	33	12	0	0	10	29	0	0	43	41	4.9
Georgina Township	34	17	0	0	11	0	0	0	45	17	164.7
King Township	52	16	0	0	14	0	0	0	66	16	**
Markham	101	292	64	82	86	0	0	120	251	494	-49.2
Newmarket	65	120	4	8	0	16	0	0	69	144	-52.1
Richmond Hill	223	83	0	26	75	0	25	0	323	109	196.3
Vaughan	419	673	6	52	125	0	30	0	580	725	-20.0
Whitchurch-Stouffville	63	199	8	54	33	0	0	0	104	253	-58.9
Peel Region	627	327	158	166	367	51	561	439	1,713	1,086	57.7
Brampton	514	237	108	44	296	33	74	30	992	344	188.4
Caledon	52	5	8	0	11	0	0	0	71	5	**
Mississauga	61	85	42	122	60	121	487	409	650	737	-11.8
Halton Region	176	447	84	68	244	161	53	153	557	829	-32.7
Burlington	96	77	18	58	22	16	0	82	136	233	-41.6
Halton Hills	24	14	0	0	8	17	53	0	85	31	174.2
Milton	159	262	66	10	87	65	0	71	312	408	-23.5
Oakville	97	94	0	0	127	63	0	0	224	157	42.7
Durham Region	428	500	44	18	265	55	2	0	739	573	29.0
Ajax	96	139	40	16	158	22	0	0	294	177	66.1
Brock	1	18	0	0	0	0	0	0	1	18	-94.4
Clarington	107	97	0	0	19	0	0	0	126	97	29.9
Oshawa	125	91	2	2	22	21	2	0	151	114	32.5
Pickering	14	14	0	0	0	0	0	0	14	14	0.0
Scugog	5	5	0	0	0	0	0	0	5	5	0.0
Uxbridge	11	8	0	0	0	6	0	0	11	14	-21.4
Whitby	69	128	2	0	66	6	0	0	137	134	2.2
Remainder of Toronto CMA	190	132	18	26	26	33	0	58	234	249	-6.0
Bradford West Gwillimbury	148	71	12	14	23	6	0	0	183	91	101.1
Town of Mono	13	10	0	0	0	0	0	0	13	10	30.0
New Tecumseth	20	44	4	2	0	0	0	0	24	46	-47.8
Orangeville	9	7	2	10	3	27	0	58	14	102	-86.3
Toronto CMA	2,496	2,701	394	602	1,267	484	5,378	3,900	9,535	7,687	24.0
Oshawa CMA	301	316	4	2	107	27	2	0	414	345	20.0
Greater Toronto Area (GTA)	2,709	2,985	398	636	1,370	494	5,380	3,924	9,857	8,039	22.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Toronto City	0	49	0	0	1,055	884	60	141
Toronto	0	0	0	0	809	776	60	141
East York	0	0	0	0	0	0	0	0
Etobicoke	0	4	0	0	48	0	0	0
North York	0	7	0	0	0	0	0	0
Scarborough	0	26	0	0	198	108	0	0
York	0	12	0	0	0	0	0	0
York Region	90	6	0	0	0	0	0	120
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	71	0	0	0	0	0	0	120
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	0	0	0
Vaughan	19	0	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	73	107	0	0	0	112	0	0
Brampton	32	0	0	0	0	0	0	0
Caledon	5	0	0	0	0	0	0	0
Mississauga	36	107	0	0	0	112	0	0
Halton Region	120	79	0	0	0	71	0	0
Burlington	12	0	0	0	0	0	0	0
Halton Hills	0	4	0	0	0	0	0	0
Milton	32	51	0	0	0	71	0	0
Oakville	76	24	0	0	0	0	0	0
Durham Region	86	16	0	0	0	0	2	0
Ajax	44	12	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	0	0	0	0	0	0	0
Oshawa	14	4	0	0	0	0	2	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	22	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	315	253	0	0	1,055	1,067	60	261
Oshawa CMA	42	4	0	0	0	0	2	0
Greater Toronto Area (GTA)	369	257	0	0	1,055	1,067	62	261

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	140	79	0	0	4,065	2,876	490	336
Toronto	15	0	0	0	3,036	1,964	158	336
East York	0	0	0	0	0	198	0	0
Etobicoke	0	4	0	0	297	127	0	0
North York	16	7	0	0	535	479	332	0
Scarborough	109	33	0	0	198	108	0	0
York	0	35	0	0	0	0	0	0
York Region	342	45	12	0	153	0	25	120
Aurora	0	0	0	0	153	0	0	0
East Gwillimbury	10	29	0	0	0	0	0	0
Georgina Township	11	0	0	0	0	0	0	0
King Township	14	0	0	0	0	0	0	0
Markham	86	0	0	0	0	0	0	120
Newmarket	0	16	0	0	0	0	0	0
Richmond Hill	75	0	0	0	0	0	25	0
Vaughan	125	0	0	0	30	0	0	0
Whitchurch-Stouffville	21	0	12	0	0	0	0	0
Peel Region	367	154	0	0	535	409	76	30
Brampton	296	33	0	0	48	0	26	30
Caledon	11	0	0	0	0	0	0	0
Mississauga	60	121	0	0	487	409	0	0
Halton Region	244	161	0	0	0	71	53	82
Burlington	22	16	0	0	0	0	0	82
Halton Hills	8	17	0	0	0	0	53	0
Milton	87	65	0	0	0	71	0	0
Oakville	127	63	0	0	0	0	0	0
Durham Region	265	52	0	3	0	0	2	0
Ajax	158	22	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	19	0	0	0	0	0	0	0
Oshawa	22	18	0	3	0	0	2	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	6	0	0	0	0	0	0
Whitby	66	6	0	0	0	0	0	0
Remainder of Toronto CMA	26	33	0	0	0	58	0	0
Bradford West Gwillimbury	23	6	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	3	27	0	0	0	58	0	0
Toronto CMA	1,255	484	12	0	4,784	3,414	594	486
Oshawa CMA	107	24	0	3	0	0	2	0
Greater Toronto Area (GTA)	1,358	491	12	3	4,784	3,356	596	568

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010	April 2011	April 2010
Toronto City	114	102	1,015	884	60	141	1,189	1,127
Toronto	13	4	809	776	60	141	882	921
East York	0	0	0	0	0	0	0	0
Etobicoke	51	18	8	0	0	0	59	18
North York	38	32	0	0	0	0	38	32
Scarborough	10	35	198	108	0	0	208	143
York	2	13	0	0	0	0	2	13
York Region	363	473	0	0	0	120	363	593
Aurora	22	53	0	0	0	0	22	53
East Gwillimbury	6	12	0	0	0	0	6	12
Georgina Township	11	4	0	0	0	0	11	4
King Township	1	8	0	0	0	0	1	8
Markham	83	53	0	0	0	120	83	173
Newmarket	18	58	0	0	0	0	18	58
Richmond Hill	68	57	0	0	0	0	68	57
Vaughan	126	156	0	0	0	0	126	156
Whitchurch-Stouffville	28	72	0	0	0	0	28	72
Peel Region	203	148	14	206	0	0	217	354
Brampton	129	89	14	0	0	0	143	89
Caledon	15	3	0	0	0	0	15	3
Mississauga	59	56	0	206	0	0	59	262
Halton Region	185	238	35	112	0	0	220	350
Burlington	42	56	0	0	0	0	42	56
Halton Hills	7	3	0	4	0	0	7	7
Milton	79	128	0	108	0	0	79	236
Oakville	57	51	35	0	0	0	92	51
Durham Region	210	152	14	4	2	0	226	156
Ajax	72	48	0	0	0	0	72	48
Brock	0	1	0	0	0	0	0	1
Clarington	44	35	0	0	0	0	44	35
Oshawa	32	21	14	4	2	0	48	25
Pickering	5	4	0	0	0	0	5	4
Scugog	0	0	0	0	0	0	0	0
Uxbridge	1	0	0	0	0	0	1	0
Whitby	56	43	0	0	0	0	56	43
Remainder of Toronto CMA	58	35	6	2	0	0	64	37
Bradford West Gwillimbury	48	26	0	0	0	0	48	26
Town of Mono	7	2	0	2	0	0	7	4
New Tecumseth	2	4	6	0	0	0	8	4
Orangeville	1	3	0	0	0	0	1	3
Toronto CMA	959	992	1,070	1,204	60	261	2,089	2,457
Oshawa CMA	132	99	14	4	2	0	148	103
Greater Toronto Area (GTA)	1,075	1,113	1,078	1,206	62	261	2,215	2,580

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - April 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	370	424	4,091	1,883	490	336	4,951	2,653
Toronto	63	33	3,036	1,964	158	336	3,257	2,333
East York	8	12	0	198	0	0	8	210
Etobicoke	83	47	257	127	0	0	340	174
North York	81	209	551	479	332	0	964	688
Scarborough	132	94	247	115	0	0	379	209
York	3	39	0	0	0	0	3	39
York Region	1,414	1,778	246	0	37	120	1,697	1,898
Aurora	63	99	153	0	0	0	216	99
East Gwillimbury	43	41	0	0	0	0	43	41
Georgina Township	45	17	0	0	0	0	45	17
King Township	66	16	0	0	0	0	66	16
Markham	251	374	0	0	0	120	251	494
Newmarket	69	144	0	0	0	0	69	144
Richmond Hill	272	109	26	0	25	0	323	109
Vaughan	513	725	67	0	0	0	580	725
Whitchurch-Stouffville	92	253	0	0	12	0	104	253
Peel Region	966	831	721	525	26	30	1,713	1,386
Brampton	746	299	220	15	26	30	992	344
Caledon	65	5	6	0	0	0	71	5
Mississauga	155	227	495	510	0	0	650	737
Halton Region	669	596	35	151	53	82	757	829
Burlington	136	140	0	11	0	82	136	233
Halton Hills	32	22	0	9	53	0	85	31
Milton	312	300	0	108	0	0	312	408
Oakville	189	134	35	23	0	0	224	157
Durham Region	702	548	35	22	2	3	739	573
Ajax	294	177	0	0	0	0	294	177
Brock	1	18	0	0	0	0	1	18
Clarington	113	97	13	0	0	0	126	97
Oshawa	127	101	22	10	2	3	151	114
Pickering	14	14	0	0	0	0	14	14
Scugog	5	5	0	0	0	0	5	5
Uxbridge	11	8	0	6	0	0	11	14
Whitby	137	128	0	6	0	0	137	134
Remainder of Toronto CMA	218	179	16	70	0	0	234	249
Bradford West Gwillimbury	183	91	0	0	0	0	183	91
Town of Mono	12	5	1	5	0	0	13	10
New Tecumseth	9	39	15	7	0	0	24	46
Orangeville	14	44	0	58	0	0	14	102
Toronto CMA	3,820	3,577	5,109	3,624	606	486	9,535	7,687
Oshawa CMA	377	326	35	16	2	3	414	345
Greater Toronto Area (GTA)	4,121	3,887	5,128	3,581	608	571	9,857	8,039

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
April 2011	1	1.5	2	3.0	3	4.5	22	32.8	39	58.2	67	949,000	1,052,115
April 2010	1	2.5	0	0.0	2	5.0	7	17.5	30	75.0	40	1,124,950	1,390,551
Year-to-date 2011	39	16.6	6	2.6	5	2.1	46	19.6	139	59.1	235	999,500	1,179,493
Year-to-date 2010	8	3.2	7	2.8	25	9.9	29	11.5	184	72.7	253	978,000	1,243,857
Toronto													
April 2011	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	--	--
April 2010	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2011	1	3.0	0	0.0	0	0.0	3	9.1	29	87.9	33	1,475,000	1,947,300
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	6.7	28	93.3	30	1,150,000	1,385,828
East York													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	1	12.5	2	25.0	5	62.5	8	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	995,000	1,069,000
Etobicoke													
April 2011	0	0.0	0	0.0	0	0.0	6	75.0	2	25.0	8	--	--
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	9	27.3	24	72.7	33	1,249,500	1,455,961
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	7.7	36	92.3	39	1,329,900	1,512,644
North York													
April 2011	0	0.0	0	0.0	1	2.6	10	25.6	28	71.8	39	1,000,000	1,020,828
April 2010	0	0.0	0	0.0	1	5.3	0	0.0	18	94.7	19	1,479,000	1,839,984
Year-to-date 2011	0	0.0	0	0.0	1	1.2	10	11.8	74	87.1	85	1,199,900	1,332,488
Year-to-date 2010	0	0.0	0	0.0	1	0.9	2	1.8	106	97.2	109	1,449,000	1,554,895
Scarborough													
April 2011	1	11.1	2	22.2	2	22.2	3	33.3	1	11.1	9	--	--
April 2010	1	14.3	0	0.0	1	14.3	5	71.4	0	0.0	7	--	--
Year-to-date 2011	38	52.1	6	8.2	3	4.1	21	28.8	5	6.8	73	383,990	513,837
Year-to-date 2010	8	12.9	7	11.3	24	38.7	19	30.6	4	6.5	62	490,990	505,718
York													
April 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
April 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
April 2011	21	7.8	19	7.1	29	10.8	183	68.3	16	6.0	268	586,990	584,421
April 2010	46	11.8	82	21.0	36	9.2	208	53.2	19	4.9	391	534,900	544,348
Year-to-date 2011	62	6.0	67	6.4	112	10.8	663	63.7	137	13.2	1,041	592,990	620,198
Year-to-date 2010	146	10.0	250	17.2	186	12.8	806	55.3	69	4.7	1,457	544,990	547,649
Aurora													
April 2011	0	0.0	0	0.0	0	0.0	12	85.7	2	14.3	14	546,445	612,666
April 2010	0	0.0	3	14.3	2	9.5	11	52.4	5	23.8	21	591,990	730,352
Year-to-date 2011	0	0.0	2	3.4	5	8.5	42	71.2	10	16.9	59	614,900	665,774
Year-to-date 2010	0	0.0	7	14.3	10	20.4	22	44.9	10	20.4	49	567,990	649,276
East Gwillimbury													
April 2011	1	16.7	5	83.3	0	0.0	0	0.0	0	0.0	6	--	--
April 2010	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2011	3	9.1	14	42.4	6	18.2	9	27.3	1	3.0	33	449,990	491,652
Year-to-date 2010	5	41.7	5	41.7	0	0.0	0	0.0	2	16.7	12	429,445	496,794
Georgina Township													
April 2011	9	81.8	0	0.0	0	0.0	0	0.0	2	18.2	11	329,990	410,809
April 2010	2	50.0	0	0.0	1	25.0	1	25.0	0	0.0	4	--	--
Year-to-date 2011	25	73.5	3	8.8	1	2.9	3	8.8	2	5.9	34	329,990	384,079
Year-to-date 2010	11	64.7	0	0.0	1	5.9	3	17.6	2	11.8	17	299,990	452,991
King Township													
April 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2010	3	37.5	4	50.0	0	0.0	1	12.5	0	0.0	8	--	--
Year-to-date 2011	9	18.4	1	2.0	7	14.3	26	53.1	6	12.2	49	590,990	595,827
Year-to-date 2010	3	17.6	8	47.1	0	0.0	4	23.5	2	11.8	17	422,990	570,639
Markham													
April 2011	0	0.0	0	0.0	9	75.0	3	25.0	0	0.0	12	489,800	491,800
April 2010	0	0.0	3	5.7	9	17.0	40	75.5	1	1.9	53	607,990	586,345
Year-to-date 2011	5	5.0	4	4.0	36	35.6	42	41.6	14	13.9	101	509,990	579,650
Year-to-date 2010	6	2.0	49	16.7	59	20.1	170	58.0	9	3.1	293	532,990	550,575
Newmarket													
April 2011	3	15.0	12	60.0	0	0.0	5	25.0	0	0.0	20	429,490	462,605
April 2010	11	22.0	16	32.0	4	8.0	18	36.0	1	2.0	50	446,450	475,983
Year-to-date 2011	6	9.8	22	36.1	5	8.2	27	44.3	1	1.6	61	474,900	500,422
Year-to-date 2010	38	31.7	38	31.7	18	15.0	25	20.8	1	0.8	120	433,900	449,079
Richmond Hill													
April 2011	0	0.0	0	0.0	4	5.8	64	92.8	1	1.4	69	628,990	628,030
April 2010	1	2.5	13	32.5	2	5.0	22	55.0	2	5.0	40	534,900	538,509
Year-to-date 2011	1	0.5	16	7.3	8	3.6	164	74.5	31	14.1	220	637,990	672,466
Year-to-date 2010	2	2.4	32	38.1	12	14.3	36	42.9	2	2.4	84	474,445	519,010
Vaughan													
April 2011	0	0.0	0	0.0	10	9.3	87	81.3	10	9.3	107	616,990	636,081
April 2010	2	1.4	18	12.2	8	5.4	110	74.3	10	6.8	148	596,400	597,643
Year-to-date 2011	0	0.0	1	0.2	23	5.5	327	78.6	65	15.6	416	613,445	659,202
Year-to-date 2010	9	1.3	50	7.4	48	7.1	530	78.4	39	5.8	676	594,990	596,506
Whitchurch-Stouffville													
April 2011	8	28.6	2	7.1	6	21.4	12	42.9	0	0.0	28	489,445	481,011
April 2010	25	41.0	21	34.4	10	16.4	5	8.2	0	0.0	61	409,990	413,967
Year-to-date 2011	13	19.1	4	5.9	21	30.9	23	33.8	7	10.3	68	499,990	538,616
Year-to-date 2010	72	38.1	61	32.3	38	20.1	16	8.5	2	1.1	189	416,990	427,006

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
April 2011	10	8.4	16	13.4	26	21.8	55	46.2	12	10.1	119	535,900	564,602
April 2010	11	13.3	18	21.7	17	20.5	28	33.7	9	10.8	83	467,900	566,192
Year-to-date 2011	111	16.3	95	14.0	104	15.3	318	46.8	51	7.5	679	515,990	554,148
Year-to-date 2010	64	19.8	55	17.0	47	14.5	115	35.5	43	13.3	324	499,900	557,950
Brampton													
April 2011	10	10.1	16	16.2	23	23.2	47	47.5	3	3.0	99	505,900	521,430
April 2010	11	15.9	16	23.2	17	24.6	23	33.3	2	2.9	69	465,900	484,193
Year-to-date 2011	111	19.6	92	16.2	85	15.0	268	47.3	11	1.9	567	499,900	506,717
Year-to-date 2010	64	27.8	53	23.0	40	17.4	68	29.6	5	2.2	230	447,900	466,979
Caledon													
April 2011	0	0.0	0	0.0	3	33.3	5	55.6	1	11.1	9	--	--
April 2010	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	--	--
Year-to-date 2011	0	0.0	2	3.9	17	33.3	28	54.9	4	7.8	51	549,900	570,186
Year-to-date 2010	0	0.0	1	11.1	1	11.1	5	55.6	2	22.2	9	--	--
Mississauga													
April 2011	0	0.0	0	0.0	0	0.0	3	27.3	8	72.7	11	890,000	920,418
April 2010	0	0.0	1	9.1	0	0.0	5	45.5	5	45.5	11	650,000	925,873
Year-to-date 2011	0	0.0	1	1.6	2	3.3	22	36.1	36	59.0	61	850,000	981,610
Year-to-date 2010	0	0.0	1	1.2	6	7.1	42	49.4	36	42.4	85	650,000	783,870
Halton Region													
April 2011	0	0.0	7	10.6	15	22.7	21	31.8	23	34.8	66	617,495	1,133,579
April 2010	40	27.2	62	42.2	20	13.6	22	15.0	3	2.0	147	420,900	465,339
Year-to-date 2011	14	3.6	79	20.5	107	27.8	100	26.0	85	22.1	385	495,900	858,206
Year-to-date 2010	70	16.3	131	30.5	123	28.6	66	15.3	40	9.3	430	450,900	585,573
Burlington													
April 2011	0	0.0	2	8.3	5	20.8	8	33.3	9	37.5	24	614,990	1,303,577
April 2010	0	0.0	5	55.6	3	33.3	0	0.0	1	11.1	9	--	--
Year-to-date 2011	1	1.0	14	14.6	28	29.2	37	38.5	16	16.7	96	506,990	894,231
Year-to-date 2010	1	1.4	25	36.2	32	46.4	7	10.1	4	5.8	69	453,990	580,818
Halton Hills													
April 2011	0	0.0	0	0.0	1	14.3	1	14.3	5	71.4	7	--	--
April 2010	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2011	0	0.0	3	12.5	5	20.8	5	20.8	11	45.8	24	590,450	1,061,234
Year-to-date 2010	0	0.0	2	14.3	2	14.3	3	21.4	7	50.0	14	724,950	714,827
Milton													
April 2011	0	0.0	5	29.4	9	52.9	1	5.9	2	11.8	17	460,900	622,500
April 2010	40	35.1	57	50.0	16	14.0	1	0.9	0	0.0	114	413,400	417,351
Year-to-date 2011	12	7.5	60	37.7	72	45.3	12	7.5	3	1.9	159	450,900	471,399
Year-to-date 2010	69	26.3	104	39.7	79	30.2	7	2.7	3	1.1	262	425,900	436,879
Oakville													
April 2011	0	0.0	0	0.0	0	0.0	11	61.1	7	38.9	18	691,495	1,512,332
April 2010	0	0.0	0	0.0	1	4.8	20	95.2	0	0.0	21	594,990	587,198
Year-to-date 2011	1	0.9	2	1.9	2	1.9	46	43.4	55	51.9	106	780,000	1,359,821
Year-to-date 2010	0	0.0	0	0.0	10	11.8	49	57.6	26	30.6	85	620,000	1,026,470

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
April 2011	70	57.4	12	9.8	20	16.4	16	13.1	4	3.3	122	356,990	403,941
April 2010	69	48.6	22	15.5	14	9.9	34	23.9	3	2.1	142	412,150	431,958
Year-to-date 2011	239	56.6	45	10.7	56	13.3	75	17.8	7	1.7	422	374,445	403,014
Year-to-date 2010	223	46.5	52	10.8	54	11.3	141	29.4	10	2.1	480	420,990	437,619
Ajax													
April 2011	0	0.0	1	5.3	12	63.2	6	31.6	0	0.0	19	490,900	504,432
April 2010	7	19.4	1	2.8	3	8.3	25	69.4	0	0.0	36	543,325	513,430
Year-to-date 2011	9	9.1	19	19.2	31	31.3	39	39.4	1	1.0	99	491,100	490,405
Year-to-date 2010	20	14.1	4	2.8	19	13.4	98	69.0	1	0.7	142	541,100	522,056
Brock													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
April 2011	28	80.0	3	8.6	1	2.9	2	5.7	1	2.9	35	339,900	368,992
April 2010	26	81.3	3	9.4	1	3.1	0	0.0	2	6.3	32	318,445	351,066
Year-to-date 2011	79	75.2	10	9.5	7	6.7	8	7.6	1	1.0	105	338,990	361,837
Year-to-date 2010	77	83.7	8	8.7	2	2.2	2	2.2	3	3.3	92	321,400	346,780
Oshawa													
April 2011	19	57.6	7	21.2	4	12.1	3	9.1	0	0.0	33	347,990	374,872
April 2010	18	78.3	3	13.0	1	4.3	1	4.3	0	0.0	23	359,900	361,250
Year-to-date 2011	94	74.6	15	11.9	11	8.7	6	4.8	0	0.0	126	326,990	349,089
Year-to-date 2010	67	72.0	11	11.8	8	8.6	7	7.5	0	0.0	93	349,900	356,421
Pickering													
April 2011	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	--	--
April 2010	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	13	92.9	1	7.1	14	600,295	634,000
Year-to-date 2010	0	0.0	0	0.0	0	0.0	13	92.9	1	7.1	14	621,660	659,516
Scugog													
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
April 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	3	27.3	1	9.1	2	18.2	4	36.4	1	9.1	11	491,100	507,245
Year-to-date 2010	0	0.0	2	25.0	1	12.5	4	50.0	1	12.5	8	--	--
Whitby													
April 2011	23	79.3	0	0.0	3	10.3	1	3.4	2	6.9	29	299,990	365,063
April 2010	18	38.3	15	31.9	9	19.1	4	8.5	1	2.1	47	420,990	436,799
Year-to-date 2011	54	80.6	0	0.0	5	7.5	5	7.5	3	4.5	67	333,990	374,447
Year-to-date 2010	59	45.0	27	20.6	24	18.3	17	13.0	4	3.1	131	420,990	434,272

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
April 2011	21	45.7	13	28.3	7	15.2	2	4.3	3	6.5	46	425,490	443,523
April 2010	28	90.3	1	3.2	1	3.2	1	3.2	0	0.0	31	349,990	363,785
Year-to-date 2011	79	42.2	63	33.7	29	15.5	11	5.9	5	2.7	187	417,990	426,849
Year-to-date 2010	123	91.8	5	3.7	3	2.2	3	2.2	0	0.0	134	339,990	337,553
Bradford West Gwillimbury													
April 2011	16	44.4	12	33.3	7	19.4	1	2.8	0	0.0	36	429,990	410,629
April 2010	21	95.5	1	4.5	0	0.0	0	0.0	0	0.0	22	369,990	365,263
Year-to-date 2011	52	35.1	60	40.5	29	19.6	6	4.1	1	0.7	148	421,990	425,468
Year-to-date 2010	66	93.0	5	7.0	0	0.0	0	0.0	0	0.0	71	349,990	350,999
Town of Mono													
April 2011	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
April 2010	2	50.0	0	0.0	1	25.0	1	25.0	0	0.0	4	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	5	55.6	4	44.4	9	--	--
Year-to-date 2010	6	50.0	0	0.0	3	25.0	3	25.0	0	0.0	12	424,950	438,630
New Tecumseth													
April 2011	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
April 2010	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2011	18	90.0	2	10.0	0	0.0	0	0.0	0	0.0	20	302,990	325,791
Year-to-date 2010	44	100.0	0	0.0	0	0.0	0	0.0	0	0.0	44	289,990	287,306
Orangeville													
April 2011	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
April 2010	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	9	90.0	1	10.0	0	0.0	0	0.0	0	0.0	10	380,900	372,613
Year-to-date 2010	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	--	--
Toronto CMA													
April 2011	53	9.3	57	10.1	87	15.3	285	50.3	85	15.0	567	572,990	655,459
April 2010	133	18.4	159	22.0	76	10.5	295	40.8	60	8.3	723	493,900	567,370
Year-to-date 2011	316	12.4	316	12.4	362	14.2	1,157	45.3	404	15.8	2,555	551,100	660,064
Year-to-date 2010	430	16.0	429	15.9	372	13.8	1,127	41.8	335	12.4	2,693	520,900	608,416
Oshawa CMA													
April 2011	70	72.2	10	10.3	8	8.2	6	6.2	3	3.1	97	333,990	369,818
April 2010	62	60.8	21	20.6	11	10.8	5	4.9	3	2.9	102	379,490	392,867
Year-to-date 2011	227	76.2	25	8.4	23	7.7	19	6.4	4	1.3	298	332,990	359,282
Year-to-date 2010	203	64.2	46	14.6	34	10.8	26	8.2	7	2.2	316	357,945	385,888
Greater Toronto Area													
April 2011	102	15.9	56	8.7	93	14.5	297	46.3	94	14.6	642	557,945	651,715
April 2010	167	20.8	184	22.9	89	11.1	299	37.2	64	8.0	803	477,990	554,420
Year-to-date 2011	465	16.8	292	10.6	384	13.9	1,202	43.5	419	15.2	2,762	541,100	651,540
Year-to-date 2010	511	17.4	495	16.8	435	14.8	1,157	39.3	346	11.8	2,944	504,900	596,213

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2011

Submarket	April 2011	April 2010	% Change	YTD 2011	YTD 2010	% Change
Toronto City	1,052,115	1,390,651	-24.3	1,179,493	1,243,857	-5.2
Toronto	--	--	n/a	1,947,300	1,385,828	40.5
East York	--	--	n/a	--	1,069,000	n/a
Etobicoke	--	--	n/a	1,455,961	1,512,644	-3.7
North York	1,020,828	1,839,984	-44.5	1,332,488	1,554,895	-14.3
Scarborough	--	--	n/a	513,837	505,718	1.6
York	--	--	n/a	--	--	n/a
York Region	584,471	544,318	7.4	620,198	552,819	12.2
Aurora	612,666	730,352	-16.1	665,774	649,276	2.5
East Gwillimbury	--	--	n/a	491,652	496,794	-1.0
Georgina Township	410,809	--	n/a	384,079	452,991	-15.2
King Township	--	--	n/a	595,827	570,639	4.4
Markham	491,800	586,345	-16.1	579,650	550,575	5.3
Newmarket	462,605	475,983	-2.8	500,422	449,079	11.4
Richmond Hill	628,030	538,509	16.6	672,466	519,010	29.6
Vaughan	636,081	597,643	6.4	659,202	596,506	10.5
Whitchurch-Stouffville	481,011	413,967	16.2	538,616	427,006	26.1
Peel Region	564,607	566,191	-0.3	559,138	557,950	0.2
Brampton	521,430	484,193	7.7	506,717	466,979	8.5
Caledon	--	--	n/a	570,186	--	n/a
Mississauga	920,418	925,873	-0.6	981,610	783,870	25.2
Halton Region	1,133,579	465,339	143.6	858,206	585,573	46.6
Burlington	1,303,577	--	n/a	894,231	580,818	54.0
Halton Hills	--	--	n/a	1,061,234	714,827	48.5
Milton	622,500	417,351	49.2	471,399	436,879	7.9
Oakville	1,512,332	587,198	157.6	1,359,821	1,026,470	32.5
Durham Region	403,941	431,958	-6.5	403,014	437,619	-7.9
Ajax	504,432	513,430	-1.8	490,405	522,056	-6.1
Brock	--	--	n/a	--	--	n/a
Clarington	368,992	351,066	5.1	361,837	346,780	4.3
Oshawa	374,872	361,250	3.8	349,089	356,421	-2.1
Pickering	--	--	n/a	634,000	659,516	-3.9
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	507,245	--	n/a
Whitby	365,063	436,799	-16.4	374,447	434,272	-13.8
Remainder of Toronto CMA	443,523	363,785	21.9	426,849	337,553	26.5
Bradford West Gwillimbury	410,629	365,263	12.4	425,468	350,999	21.2
Town of Mono	--	--	n/a	--	438,630	n/a
New Tecumseth	--	--	n/a	325,791	287,306	13.4
Orangeville	--	--	n/a	372,613	--	n/a
Toronto CMA	655,459	567,370	15.5	660,064	608,416	8.5
Oshawa CMA	369,818	392,867	-5.9	359,282	385,888	-6.9
Greater Toronto Area (GTA)	651,715	554,420	17.5	651,540	596,213	9.3

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
April 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	4,986	86.7	8,429	10,021	12,202	69.1	409,058	19.0	424,815
	February	7,291	77.1	8,742	12,726	14,241	61.4	431,509	19.4	427,977
	March	10,434	69.1	9,438	18,937	15,744	59.9	434,693	20.1	430,971
	April	10,897	34.4	8,252	20,689	15,471	53.3	437,566	13.5	438,583
	May	9,470	-1.2	7,226	18,940	14,613	49.4	446,593	12.9	433,866
	June	8,432	-23.0	6,136	15,082	13,065	47.0	435,064	7.7	426,107
	July	6,567	-34.1	5,710	10,833	11,246	50.8	420,455	6.3	429,097
	August	6,235	-22.5	6,421	10,502	12,153	52.8	410,995	6.0	431,204
	September	6,313	-23.0	6,453	12,917	11,704	55.1	427,269	5.0	433,497
	October	6,683	-20.9	6,906	10,593	11,704	59.0	443,633	4.8	434,476
	November	6,513	-12.6	7,332	8,642	11,230	65.3	437,999	4.7	435,052
	December	4,393	-20.7	7,171	4,285	10,796	66.4	433,887	5.3	441,588
2011	January	4,340	-13.0	7,442	9,025	11,436	65.1	427,159	4.4	445,353
	February	6,265	-14.1	7,508	11,536	12,739	58.9	454,470	5.3	455,172
	March	9,262	-11.2	7,658	15,315	11,534	66.4	456,147	4.9	457,372
	April	9,040	-17.0	7,222	14,495	11,453	63.1	477,406	9.1	463,072
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	22,711	75.3		41,684			428,043	19.6	
	Q1 2011	19,867	-12.5		35,876			449,286	5.0	
	YTD 2010	33,609	59.6		62,373			431,131	16.9	
	YTD 2011	28,907	-14.0		50,371			458,080	6.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
April 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	532	52.0	848	1,120	1,170	72.5	289,195	12.5	295,771
	February	819	61.9	934	1,481	1,516	61.6	286,635	8.6	290,430
	March	1,111	60.1	947	2,019	1,551	61.1	306,171	16.0	306,494
	April	1,184	40.5	955	2,052	1,573	60.7	304,451	12.9	300,052
	May	1,027	0.1	749	1,879	1,445	51.9	301,568	8.2	295,199
	June	920	-17.5	694	1,614	1,395	49.8	304,278	8.0	296,226
	July	708	-31.5	594	1,198	1,239	48.0	295,445	3.6	292,773
	August	661	-24.5	650	1,206	1,302	49.9	312,692	12.3	314,510
	September	707	-14.3	741	1,390	1,307	56.7	296,395	5.0	297,543
	October	688	-19.8	744	1,088	1,177	63.2	302,490	4.7	301,612
	November	661	-4.9	851	974	1,315	64.7	295,698	3.2	297,531
	December	461	-9.1	881	471	1,245	70.8	294,305	2.6	300,945
2011	January	505	-5.1	813	1,074	1,129	72.0	302,326	4.5	309,002
	February	652	-20.4	749	1,248	1,273	58.8	302,068	5.4	306,622
	March	981	-11.7	829	1,666	1,272	65.2	301,668	-1.5	302,368
	April	949	-19.8	766	1,601	1,227	62.5	321,042	5.4	315,866
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	2,462	58.8		4,620			296,004	12.8	
	Q1 2011	2,138	-13.2		3,988			301,945	2.0	
	YTD 2010	3,646	52.4		6,672			298,747	12.8	
	YTD 2011	3,087	-15.3		5,589			307,816	3.0	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
April 2011

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.6	114.5	2,874	9.5	68.3	856
	February	604	3.60	5.39	104.8	115.1	2,873	9.5	68.2	860
	March	631	3.60	5.85	104.9	115.3	2,879	9.4	68.2	860
	April	655	3.80	6.25	105.1	115.8	2,876	9.5	68.0	863
	May	639	3.70	5.99	105.8	116.3	2,881	9.5	68.0	859
	June	633	3.60	5.89	106.2	116.1	2,895	9.3	68.2	862
	July	627	3.50	5.79	106.2	117.1	2,916	9.0	68.3	861
	August	604	3.30	5.39	106.5	117.1	2,939	9.0	68.7	866
	September	604	3.30	5.39	106.5	117.3	2,946	9.1	68.8	874
	October	598	3.20	5.29	106.7	117.7	2,950	9.1	68.8	884
	November	607	3.35	5.44	107.2	117.8	2,945	8.7	68.3	891
	December	592	3.35	5.19	107.4	117.6	2,959	8.3	68.2	886
2011	January	592	3.35	5.19	107.8	117.5	2,971	8.3	68.4	884
	February	607	3.50	5.44	108.4	117.9	2,976	8.3	68.4	879
	March	601	3.50	5.34	108.7	119.4	2,960	8.5	68.1	884
	April	621	3.70	5.69		119.8	2,954	8.5	67.8	892
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
April 2011

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.6	114.5	178.7	10.4	67.7	891
	February	604	3.60	5.39	104.8	115.1	181.3	10.3	68.5	878
	March	631	3.60	5.85	104.9	115.3	183.1	10.2	68.9	876
	April	655	3.80	6.25	105.1	115.8	185.0	9.8	69.2	871
	May	639	3.70	5.99	105.8	116.3	185.9	9.8	69.5	878
	June	633	3.60	5.89	106.2	116.1	187.0	10.1	70.0	879
	July	627	3.50	5.79	106.2	117.1	188.3	10.4	70.6	877
	August	604	3.30	5.39	106.5	117.1	189.8	10.4	71.0	874
	September	604	3.30	5.39	106.5	117.3	191.0	10.3	71.2	872
	October	598	3.20	5.29	106.7	117.7	191.3	10.1	71.0	878
	November	607	3.35	5.44	107.2	117.8	192.1	9.7	70.9	876
	December	592	3.35	5.19	107.4	117.6	191.2	9.4	70.2	873
2011	January	592	3.35	5.19	107.8	117.5	191.2	8.9	69.7	877
	February	607	3.50	5.44	108.4	117.9	188.5	8.9	68.6	889
	March	601	3.50	5.34	108.7	119.4	187.2	8.9	68.0	893
	April	621	3.70	5.69		119.8	185.0	9.9	68.0	889
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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